

MINUTES OF HORSMONDEN PARISH COUNCIL PLANNING COMMITTEE
MEETING HELD AT THE VILLAGE HALL, HORSMONDEN AT 8.30 P.M. ON
TUESDAY, 17 MARCH, 2020

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Present: Cllrs Richards, Davis, Hunn, March, Sheppard and Stevens
Apologies: Cllrs Jenkinson, Larkin and Russell
In attendance: Jackie Stanton (Assistant Clerk)

Declarations of Interest: *Declarations of pecuniary and non-pecuniary interests in accordance with the Code of Conduct were invited.* None.

1. APOLOGIES FOR ABSENCE

Cllrs. Jenkinson, Larkin and Russell. The reasons for absence were proposed as acceptable by Cllr Sheppard and seconded by Cllr Davis. Unanimous.

2. PUBLIC SESSION

Members of the public have the right to speak for up to three minutes at the Chair's discretion on issues concerning the Parish providing the Clerk has prior notification.

No members of the public had requested to speak.

3. PLANNING

3.1 Applications/Submissions:

Planning Application:	20/00327/FULL
Proposal:	Conversion of garage to gym space, internal and external works; installation of solar panels on garage roof; erection of shed
Location:	The Coach House, Broadford, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8EU
Recommendation:	Acceptance
Proposal:	Cllr. Davis; seconded Cllr. Sheppard. Unanimous
Comments:	Propose acceptance on the grounds that it is a reasonable development to the property and should be in line with the Horsmonden Parish Council Sustainability Policy.

Planning Application:	20/00238/FULL
Proposal:	Change of use from an office (Use Class B1) into a dwelling (Use Class C3) with associated fenestration works (Part-Retrospective)
Location:	Orchard Business Park, Unit 3, Furnace Lane, Horsmonden, Tonbridge, Kent TN12 8LX
Recommendation:	Acceptance

Proposal:	Cllr. Hunn; seconded Cllr. March. Unanimous.
Comments:	Propose acceptance on the grounds that it is a reasonable change of use but it should comply with the Horsmonden Parish Council Sustainability Policy.

Planning Application:	20/00456/FULL
Proposal:	Replacement two storey extension; erection of single storey extension; conversion of outbuilding to annexe; internal and external works; associated landscape works
Location:	Pond House, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8EU
Recommendation:	Acceptance
Proposal:	Cllr. March; seconded Cllr. Hunn. Unanimous
Comments:	Propose acceptance as an amalgamation of buildings that make the living space more usable but should be in line with the Horsmonden Parish Council Sustainability Policy.

Planning Application:	20/00457/LBC
Proposal:	Listed Building Consent: Replacement two storey extension; erection of single storey extension; conversion of outbuilding to annexe; internal and external works; associated landscape works
Location:	Pond House, Goudhurst Road, Horsmonden, Tonbridge, Kent TN12 8EU
Recommendation:	Acceptance
Proposal:	Cllr. Davis; seconded Cllr. Stevens. Unanimous
Comments:	Propose acceptance on the grounds as an appropriate modernisation but subject to the conservation architect's recommendations and in line with the Horsmonden Parish Council Sustainability Policy.

Planning Application:	20/00437/FULL
Proposal:	New garage/poolhouse with solar panels; New glasshouse; New garden building; New solar panels on existing garage
Location:	School House Farm, School House Lane, Horsmonden, Tonbridge, Kent TN12 8BN
Recommendation:	Acceptance
Proposal:	Cllr. March; seconded Cllr. Stevens. Unanimous
Comments:	Propose acceptance on the condition that the garage and poolhouse remain ancillary to the main property and in line with the Horsmonden Parish Council Sustainability Policy.

Planning Application:	20/00122/FULL
Proposal:	Removal of existing outbuilding and erection of a double garage and workshop with a gym and wash room above and change of use of land to form residential curtilage
Location:	Castlemaine House, Maidstone Road, Horsmonden, Tonbridge, Kent TN12 8HD
Recommendation:	Refusal
Proposal:	Cllr. March; seconded Cllr. Sheppard. Unanimous
Comments:	Propose refusal based on the change of use of the land to residential curtilage. However, the Parish Council has no concerns over the

	building conversions but it should also be in line with the Horsmonden Parish Council Sustainability Policy.
Planning Application:	20/00674/FULL
Proposal:	Change of use of a section of former agricultural land to provide a garden extension
Location:	Land Adjoining 1 Lewes Heath Cottages, Lewes Heath, Horsmonden, Tonbridge, Kent TN12 8AF
Recommendation:	Acceptance
Proposal:	Cllr. Stevens; seconded Cllr. Davis. Carried
Comments:	Propose acceptance.

3.2 Applications granted and refused.

Applications Granted:

19/03497/LBC – Yew Tree Farm, Yew Tree Green Road, Horsmonden, TN12 8HP

Applications Refused:

None

4. FUTURE OF NEIGHBOURHOOD PLANNING WEBSITE

The Council had discussed the Neighbourhood Planning group's website with them and suggested that due to the Government's requirement under Web Content Accessibility Guidelines (WCAG 2.1), the site does not meet the accessibility requirements. The Council had suggested the site should become part of the Parish Council's main website so that it can be designed to meet the requirements. The group had agreed. Appropriate access would be made available to the Neighbourhood Planning group so they can update their content.

5. OTHER PLANNING MATTERS (discussion only – no decisions)

Cllr March commented that the Sevenoaks Neighbourhood Plan had not been acceptable after review and that it may affect the TWBC Local Plan housing number.

The Assistant Clerk had alerted Tunbridge Wells Planning department about the incorrect reference to "Hartley Lands Farm", rather than Pittlands Lakes Angling Club, in their decision in application number 19/03492/FULL but had not had any comment.

Tree Preservation Order 0024/2019/TPO – Land Adjoining Orchard Cottage, Haymans Hill, Horsmonden had been issued.

There being no further business, the meeting closed at 21:28